



**SHREWSBURY PLANNING BOARD  
SHREWSBURY, MASSACHUSETTS**

**MINUTES**

Regular Meeting: May 5, 2005 - 7:00 P.M.

Location: Selectmen's Hearing Room - Municipal Office Building

**Present:** Melvin P. Gordon, Chairman  
Stephan M. Rodolakis, Vice-Chairman  
Jill R. Myers Clerk  
Kathleen M. Keohane  
Donald F. Naber

**Also Present:** John D. Perreault, Town Engineer  
Eric Denoncourt, Engineer/Planner

Mr. Gordon opened the meeting at 7:00 P.M.

**1. Review and Approve Minutes**

The Planning Board approved the Minutes of April 7, 2005 as submitted.

**2. Signed bills.**

**3. Meetings and Hearings**

**7:00 P.M. Board Member Comments** – There were no comments at this time.

**7:05 P.M. Farmview Estates, Definitive Subdivision  
Public Hearing, Continued from March 3, 2005  
Location: South Street to Green Street, south of Route 20  
Decision Deadline: Tuesday, July 15, 2005**

Mr. Gordon read a letter dated April 27, 2005, from Brendon Properties, requesting continuance to June 2, 2005, and extended the decision deadline time to July 15, 2005. The Board voted to allow the continuance. Mr. Gordon continued the hearing to June 2, 2005, at 7:05 P.M.

**7:10 P.M. Hawthorne Green, Preliminary Subdivision  
Informal Public Hearing, Continued from April 7, 2005  
Location: Colonial Drive, east of Bridle Path  
Decision Deadline: June 15, 2005**

Attending the hearing was Joe Johnson – the developer and Attorney Kevin Byrne representing Mr. Johnson. Mr. Rodolakis abstained from the hearing due to possible conflict of interest.

Attorney Byrne said Mr. Johnson wants to do an 8-lot subdivision at the end of Colonial Drive, and said a small portion is in Boylston.

Attorney Byrne said the entrance is approximately 1100 feet to the subdivision; he is asking the Board to only review the subdivision, not to include the entrance. He gave the history of this portion of roadway, stating it was given to the property owner by the State, as an easement, to get to his property, to put in a roadway and utilities at any time.

Mr. Gordon read the review letter from the Board of Health dated March 29, 2005, and then the response letter from Mr. Nicholas Argento, the property owner, dated April 5, 2005.

Attorney Byrne said they will do perc tests. Mr. Johnson said they were scheduled to be done on May 15, 16, and 17, 2005.

Mr. Johnson presented the plan. He said the subdivision street will be 600 feet after the 1100 feet to get in there, and he is proposing to build eight lots.

Ms. Keohane asked if the issue of the 50-foot easement was a separate issue from the 1100 foot roadway issue. Mr. Johnson said it was.

Attorney Byrne commented there is another issue of municipal services using the road, as part of the road is in Boylston.

Mr. Gordon expressed the following concerns:

- 1) questions as to whether the 1100 foot access road actually is a part of the subdivision; he commented that he wants Mr. Johnson to get further opinion on this roadway just being an access to the subdivision and not actually part of the subdivision under review. Mr. Gordon said he's of the opinion that this is a subdivision road and he wants to see something that shows it otherwise.
- 2) concern of the 50-foot easement for the wall; Attorney Byrne said they only have the 50-feet for the wall; and Mr. Johnson said his engineer can design the wall to stay within the 50-feet.

During discussions on the fire hydrants, Mr. Gordon read the letter from the Fire Chief stating he wants hydrants at #1 and #4; and said the Fire Chief would like the water looped from Bridle Path.

Mr. Johnson commented that they will be going to the Conservation Commission for the beginning of the access road.

Mr. Gordon reviewed the Board's concerns:

- 1) further opinion on the access road showing it is not part of the subdivision;
- 2) submit a plan showing the building envelopes;
- 3) all house lots should have frontage in Shrewsbury.

Anthony Froio, 5 Valley Forge Drive, gave history and listed the issues they had of the Barnard Hill Subdivision, which is in Boylston at the Shrewsbury line. He also expressed concern for increased traffic at Colonial Drive and Route 140.

Paul Ottaviano, 87 Colonial Drive, expressed concern that the width of the access road getting smaller coming off Colonial Drive – 50-feet to 30-feet.

Mr. Gordon continued the hearing to June 2, 2005, at 7:15 P.M.

**7:15 P.M.            Kamco Supply Corp. of Boston, Site Plan Approval**  
**Public Hearing, Continued from April 7, 2005**  
**Location: 476 Hartford Turnpike**  
**Decision Deadline: 65 days from close of hearing**

Attending the hearing were Danny Caillo and Jack Walsh – from Kamco Supply; and Tim Paris – the engineer from Connorstone Engineering.

Mr. Paris said he submitted the green cards for notification to abutters, to Mr. Denoncourt, the day after their April 7, 2005 meeting. Mr. Denoncourt confirmed this was done.

Mr. Paris submitted a revised plan.

Ms. Keohane and Mr. Naber asked that there will be continued communication with the neighbors. Mr. Caillo said there would be.

Mr. Gordon noted that they would be going to the Conservation Commission meeting on May 10<sup>th</sup>, and asked Mr. Caillo if he saw any issues that the Commission might find a problem. Mr. Caillo said he didn't.

Mr. Denoncourt said he received the lighting plan.

Mr. Gordon officially closed the hearing.

**7:20 P.M.            Kings Brook Crossing, Preliminary Subdivision**  
**Informal Public Hearing**  
**Location: Old Mill Road, northwest of Harrington Avenue**  
**Decision Deadline: Saturday, May 28, 2005**

Attending the hearing were Mike and Jessica Venincasa – the developers; Attorney Joseph Allen – representing the Venincasas; and William P. Kearney Jr. – the engineer from Protec Engineering, Inc.

Mr. Gordon read the letter from the Board of Health. He stated there were no comments from the Fire Chief or Police Chief at this time.

Attorney Allen gave some history of the property.

Mr. Kearney said they are proposing a 600-foot cul-de-sac, with seven duplex homes. He said they will connect to Town Water and Sewer.

Mr. Kearney said they met with Engineering on the date of this meeting to address comments from Mr. Denoncourt's letter. He reviewed this letter. He commented that they would not be willing to go from seven lots to six lots.

Ms. Myers asked about open space. Mr. Kearney said the open space will be added to Lot #7. Mr. Gordon commented that it would be a reserve strip if homeowner owns the open space.

Mr. Naber expressed concern about this area of Old Mill Road, stating how busy this area is and says he sees it as a big problem.

Mr. Rodolakis said he agrees with Mr. Naber regarding traffic problems in this area. He commented that he felt that this was an intense use of the site. He also said it would be helpful if they submitted an elevation plan.

Ms. Keohane asked why the detention basin was on Lot #3. Mr. Kearney commented that this was a preliminary plan and it may change.

Mr. Kearney reviewed the waivers they are requesting. Attorney Allen discussed the waivers they are requesting for items they are asking not to do, which are the required traffic and environmental studies. Mr. Denoncourt listed the waivers Engineering was not in favor of. He also commented that he was opposed to the waiver requesting no environmental study.

The Board commented on the waivers as follows:

- 1) *To allow a pavement width of 24 feet in lieu of the required 30 feet:* Engineering recommends and the Board was okay with this;
- 2) *To allow a 90-foot diameter paved cul-de-sac in lieu of the required 100 foot diameter:* The Board was okay with this;
- 3) *To allow a 40-foot wide right-of-way in lieu of the required 50-foot right-of-way:* The Board felt this was a problem;
- 4) *To allow sidewalks on only one side of the roadway:* Can maybe negotiate on this;
- 5) *To waive the required traffic study:* The Board wants and Attorney Allen said they will do this;
- 6) *To waive the required granite curbs:* The Board was okay with this; and
- 7) *To waive the required environmental study:* The Board stated they want this done.

Mr. Gordon commented as follows:

- 1) He commented that he would not vote for reserve strip on Lot #7;
- 2) expressed concern for the location of the detention basin;
- 3) consider having access to the park on Greylock Avenue;
- 4) wants sidewalks; and
- 5) move hydrant where Mr. Denoncourt suggests.

Joy Buck, 11 Greylock Avenue, expressed some concern form some of the crime issues in the area, mostly associated with the park. She suggested maybe the developer would consider doing some lighting at the park, and also do some kind of buffer for abutters.

Lee Bettencourt, 31 Greylock Avenue, expressed concern for having a walking path access to the park, and the added problems it could create for the area.

Attorney Allen asked to continue and also granted the extension for the Decision to June 15, 2005.

Mr. Gordon continued the hearing to June 2, 2005, at 7:20 P.M.

**4. New Business**

**a. Signed Recommendation Letters for Annual Town Meeting**

**b. Redland Road, Subdivision Rescission Modification**

Kevin Byrne explained that back in 2000 the Cormiers came in to the Planning Board with subdivision and then decided to not do it and asked for rescission. He said what has happened since is that they will be coming back to the June 2, 2005 meeting to ask the Planning Board to rescind the conditions of the rescission because they cannot meet them and Attorney Byrne explained this.

Mr. Gordon set this hearing for June 2, 2005, at 7:10 P.M.

**c. Discussion regarding work at Becket Street**

Paul Grasewicz attended representing the Keegans. Mr. Grasewicz said the Keegans want to improve the roadway, do perc tests, etc. He said 90 feet of Becket has been paved and they want to do the rest. He said there is no physical road there.

The Board agreed to allow them to come in with a plan for their review.

**5. Old Business**

**a. Boston Hill Access Driveway**

Mr. Denoncourt said he has not heard from Charles Sanderson or his attorney.

**b. Discuss and Sign Decision for White City Shopping Center and Citizens Bank**

The Board decided to hold the Decision pending further discussion about landscaping.

**c. Discussed and Signed Decision for Cosmopolitan Estates**

**d. Discussed and Signed Decision for Kamco Supply Corp. of Boston**

**e. Review of Planning Board Filing Fees**

The Board decided to hold a separate meeting to discuss these fees.

**6. Correspondence**

- a. Brochure – SuAsCo Watershed Community Council for River Visions 2005, Eighth Annual Watershed Forum held May 11, 2005
- b. Flyer – Organization for the Assabet River (OAR) – Spring 2005 Calendar of Events
- c. Memorandum dated April 26, 2005 from Board of Selectmen to Shrewsbury Development Corporation and Shrewsbury Planning Board regarding Making Massachusetts More Competitive Forum

The meeting adjourned at 10:30 p.m.

Respectfully Submitted,

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*Annette W. Rebovich*